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Archaeological Impact Assessment

At Croke Villas, Dublin 3

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Client: NDFA & DCC

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Executive Summary

An assessment was conducted at a site in the townland of Lovescharity at Croke Villas, Dublin 3. This pre-planning report provides a detailed review of the historical and archaeological evidence for the area. The review indicates that the site does not contain any recorded archaeological remains or historic structures.

The site was recently occupied by a modern apartment development, with one remaining block that has been granted permission for demolition. Cartographic evidence shows settlement to the east of the site along Ballybough Road since the mid-18th century.

It is likely that the construction of the 20th-century apartments, along with associated ground works works, may have destroyed any related deposits. However, in line with Dublin City Council requirements, archaeological testing is recommended as the site exceeds 0.5 hectares.

1 Introduction

A pre planning archaeological impact assessment was undertaken by John Purcell Archaeological Consultancy to assess the cultural heritage impact of a development at Croke Villas, Dublin 3. This report is being undertaken on behalf of the National Development Finance Agency and Dublin City Council. The report has been compiled to assess the impact of the site on the archaeological and historical landscape.

The report is based on documentary and cartographic research from all available sources including but not limited to the Record of Monuments and Places, the Sites and Monument Records, the topographical files of the National Museum, the Development Plan, local sources, and other literary and documentary references. Previous archaeological excavation in the vicinity was also reviewed.

This report was compiled by John Purcell of John Purcell Archaeological Consultancy.



Figure 1: Location of development

2 Receiving Environment

The proposed development is located in a brownfield site at Croke Villas, Dublin 1. The site is within the townland of Lovescharity. The site was previously occupied by Dublin City Corporation Apartments constructed in the 1960's. These have now been largely demolished.

3 Methodology

This report has been prepared having regard to the following guidelines;

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning & Local Government, 2018)
- Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report (European Commission, 2017)
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports – Draft (EPA, 2017)
- National Monuments Acts, 1930-2014
- The Planning and Development (Strategic Infrastructure) Bill, 2006
- Heritage Act 1995
- Frameworks and Principles for the protection of Archaeological Heritage 1999
- Architectural Heritage (National Inventory) and Historic Monuments and the Local Government (Planning and Development) Act 2000

3.1 Study Methodology

This assessment consists of a desktop survey identifying all recorded sites within the vicinity of the proposed development.

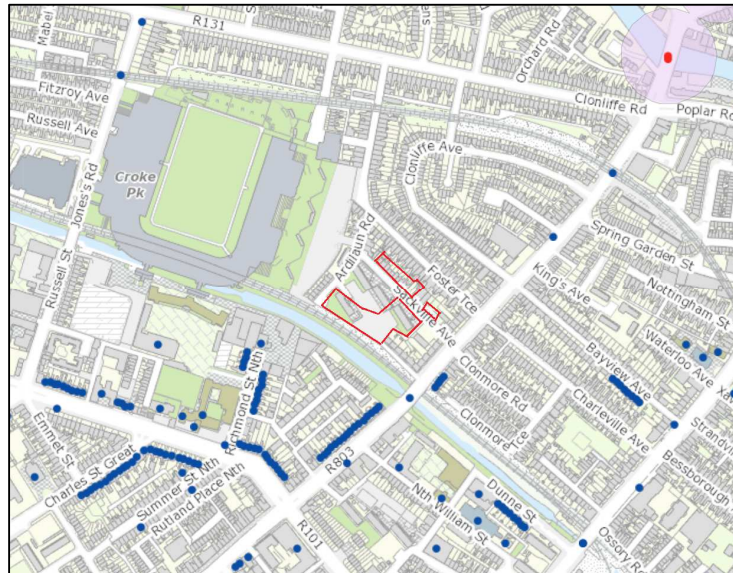
The desktop survey undertaken consisted of a document and cartographic search utilising a number of sources including the following:

- Record of Monuments and Places (RMP); The RMP records known upstanding archaeological monuments, the original location of destroyed monuments and the location of possible sites identified through, documentary, cartographic, photographic research and field inspections.
- The RMP consists of a list, organised by county and subdivided by 6" map

sheets showing the location of each site. The RMP data is compiled from the files of the Archaeological Survey.

- National Inventory of Architectural Heritage; The inventory of architectural heritage lists all post 1700 structures and buildings in the country. This includes structures of architectural, historical, archaeological, artistic, cultural, social, scientific or technical importance.
- County Development Plans; The county development P
- plans were consulted to ascertain if any structures listed in the Record of Protected Structures (RPS) and/or any Architectural Conservation Areas (ACAs) were to be impact by the proposed development.
- Cartographic Sources; the following maps were examined: Down Survey (1656-1658), 1st edition Ordnance Survey Maps (1836-1846) and 2nd edition Ordnance Survey Maps (1908).
- Literary Sources; various published sources, including local and national journals, were consulted to establish a historical background for the proposed development site. Literary sources are a valuable means of completing the written record of an area and gaining insight into the history of the environs of the proposed development. Principal archaeological sources include: Local Journals; Published archaeological and architectural inventories; Peter Harbison's Guide to the National Monuments of Ireland; and O'Donovan's Ordnance Survey Letters.
- Previous archaeological assessments and excavations for the area were also reviewed.
- Topographical files are located at the National Museum of Ireland and detail stray finds across the country.

Figure 2: Site boundary with archaeological monuments marked



4 General Archaeological and Historical Summary

4.1 Brief Archaeological Background Dublin

Dublin was founded by the Vikings on the south bank of the Liffey in 841. It was called Dubh Linn, which means black pool. The town was fortified with a ditch and an earth rampart with a wooden palisade on top. In the late 11th stone walls were built around Dublin. The first Bishop of Dublin was appointed in 1028 and the construction of Christchurch Cathedral commenced. It may have had a population of 4,000 in the 11th century. By the late 11th century there was a suburb of Dublin north of the Liffey centred around Smithfield and Stonybatter.

In 1169, MacMurrough enlisted the help of a Norman, Strongbow, to help him control Ireland. In 1171 Mac Murrough died and Strongbow declared himself King of Leinster. In 1152 the Bishop of Dublin was made an Archbishop. Between 1172 and 1191 the Cathedral of Christchurch was rebuilt. In 1213 the parish Church of St Patrick was also made a cathedral. In the early 13th century, the stone walled town was constructed. In 1229 Dublin gained its first mayor. Dublin grew rapidly and may have had a population of 8,000 by the 13th century.

In the 16th century, Dublin prospered and expanded outside the walled town. In 1591 Queen Elizabeth granted a charter for a new university, Trinity College. The first students were admitted in 1594. Dublin continued to grow and may have had a population of around 20,000 by 1640. In 1621 a Custom House was built. Following the English civil war of 1642-1646 Catholics were expelled from Dublin in large numbers since their loyalty was suspect. In 1662 Phoenix Park was laid out as a deer park. In the mid-18th century, it became a popular place for walking. A second bridge crossing the River Liffey was built in 1670. The 17th century also saw an influx of Huguenot settlers expelled from Catholic France. Many of these settled in the Newmarket Area of the city. By 1700 Dublin had about 60,000 inhabitants and it continued to grow rapidly. Marsh's library was built in 1701 and in 1703 the Irish Parliament passed an act for building a workhouse where the destitute (of whom there were many) could be housed and fed. A number of hospitals were founded in the early 18th century. In 1729 a foundling hospital for unwanted children was opened in James Street.

The area surrounding the site is located 600m from the historic city of Dublin. The Ballybough Road is located to the east of the site. By the mid 18th century this area was gradually being developed and houses constructed.

4.2 Archaeological Monuments

No archaeological monuments are located within the immediate environs of the proposed development. The wider area includes a number of sites listed in the RMP for Co. Dublin. These are listed below:

DU018-022001- : Bridge : Dublin North City

This site is located 450m from the study area. The present bridge occupies the site of an earlier one constructed over the River Tolka at Ballybough in the beginning of the 14th century(Ball 1920, 158). It was later carried away by a flood. At the end of the 15th-century the City Fathers rode the Franchises of Dublin and crossed at Ballybough bridge. The Civil survey (1654-6) also mentions a bridge at Ballybough(Simington 1945, 178). D'Alton describes an ancient bridge of five rude, unornamented arches where the river empties to the sea (D'Alton 1976, 28(2nd ed). The present bridge is of modern construction.

DU018-022002- : Weir - fish : Dublin North City

This site is located 450m from the study area. There is a tradition that the Battle of Clontarf or the 'Battle of the Fishing Weir of Clontarf' took place at a fishing weir approximately on the site of Ballybough Bridge (Went 1946, 177). It was reputedly fashioned from stakes and wattle. There is no visible surface trace.

4.3 Previous Archaeological Works

The archaeological excavation database (excavations.ie) was searched for archaeological excavations and reports in the environs of the proposed development. No entries are listed for the townland of Lovescharity.

4.4 Cartographic Evidence

The Rocque Map of 1760 depicts the site as agricultural land, with structures visible to the east along Ballybough Road (Figure 3). By the time of the Cooke Map of 1821, Sackville Gardens and Edward Terrace are shown to the south of the site (Figure 4). Structures are visible at the east of the site along the Ballybough Road. The first edition OS map indicates the site contained structures and plots of land, reflecting the city's expansion into the area at that time (Figure 5). By the 25" map, the modern street pattern had been developed and the site contains a number of structures (Figure 6). These Victorian structures were later demolished to make way for the Croke Villas apartments, built in the 1960s.

No features indicative of archaeological remains were identified during the examination of the maps however it shows the site is use for agricultural activity and settlement in this area from the early 19th century.

Figure 3: Rocque map for the site with the approximate location marked

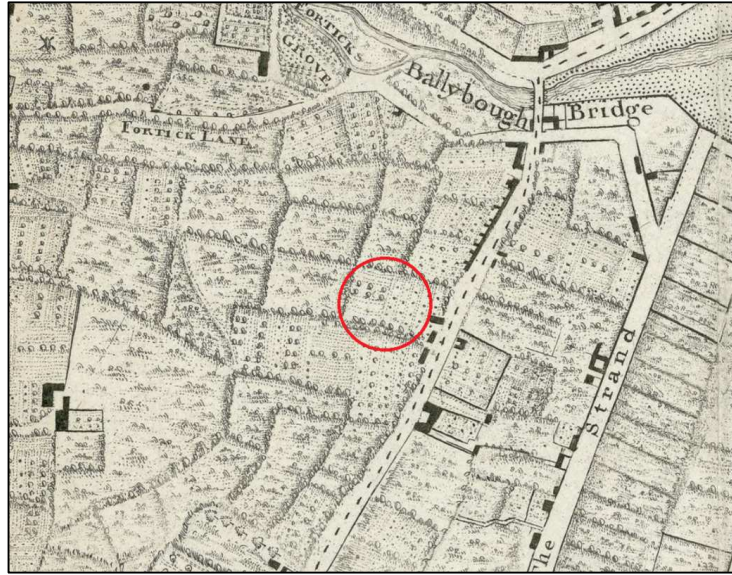


Figure 4: John Cooke map of Dublin 1821



Figure 5: First edition OS map for the site



Figure 6: 25" map for the site

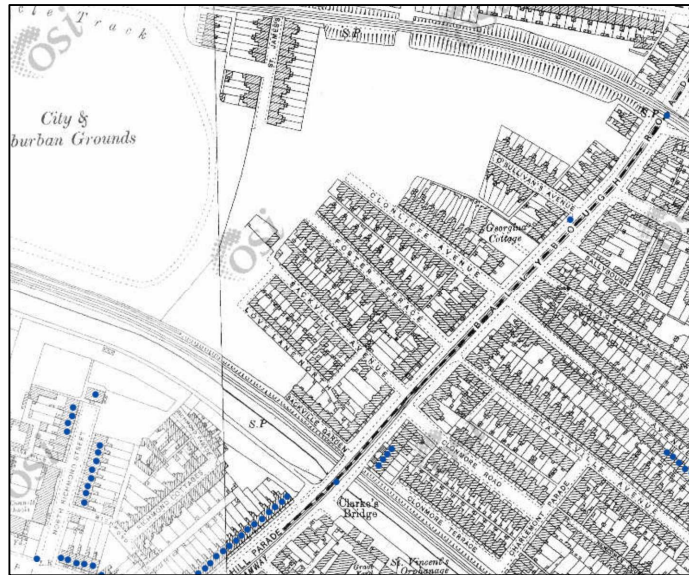
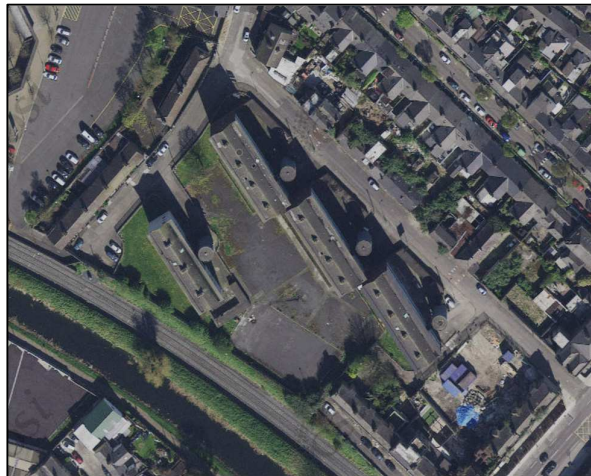


Figure 7: Aerial Photograph for the site (taken from geohive.ie 2014)



4.5 Protected Structures

The study area does not include any structures listed in the RPS or the NIAH. The closest protected structures are located 90m to the southeast (Clonmore Villas). These will not be affected by any works at the study area.

4.6 Topographical Files

The topographical files are a record of stray finds and artefacts reported to the National Museum of Ireland. A database is available for research and the artefacts are listed by townland. An examination of the topographical files did not reveal any stray finds for the townland of Lovescharity.

5 Cultural Heritage Assessment

The proposed development site does not contain any recorded archaeological monuments, and no such sites are located within its immediate environs. The nearest recorded monument is the site of a medieval bridge, located over 450 meters to the northeast (RMP DU018-022). Additionally, the historic City of Dublin is situated 600 meters from the site. Neither the site nor its immediate surroundings include any protected structures.

Cartographic evidence indicates that the study area was developed in the 19th century. Despite extensive ground works previously carried out at the site, there remains a small potential for sub-surface archaeological remains. These could include evidence for agricultural cultivation or evidence for 18th or 19th century structures at the site. In accordance with Dublin City Council (DCC) requirements, all development sites exceeding 0.5 hectares should undergo archaeological testing prior to development.

6 Mitigation And Conclusion

A review of the archaeological evidence for the area has shown that the site does not contain any known archaeological remains. The area was in use for agricultural activity and structures are noted in the area from the 18th century. Given the extensive disturbances to the site, the potential for historic remains is low.

However, due to the scale of the proposed development and in compliance with Dublin City Council (DCC) requirements, archaeological testing is recommended. This testing will be conducted under a license issued by the National Monuments Service (NMS) and should adhere to the framework and Principles for the Protection of the Archaeological Heritage. If any archaeological remains are identified, further mitigation measures will be required, which could include either avoidance or preservation by record, depending on the significance of the finds and the development's impact. A detailed method statement must be prepared, outlining the impact of the development on any potential remains and including a strategy for resolving any identified remains. This statement and strategy will be formulated in consultation with the NMS to ensure compliance with regulatory requirements and best practices. While the current review suggests a low potential for historic remains, the recommended archaeological testing is crucial to safeguarding any potential archaeological heritage, ensuring any discovered remains are appropriately managed and preserved in accordance with established archaeological principles and regulations. All recommendations are subject to agreement with the Office of the Dublin City Archaeologist and the NMS.

All recommendations are subject to agreement with the Office of the City Archaeologist.

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